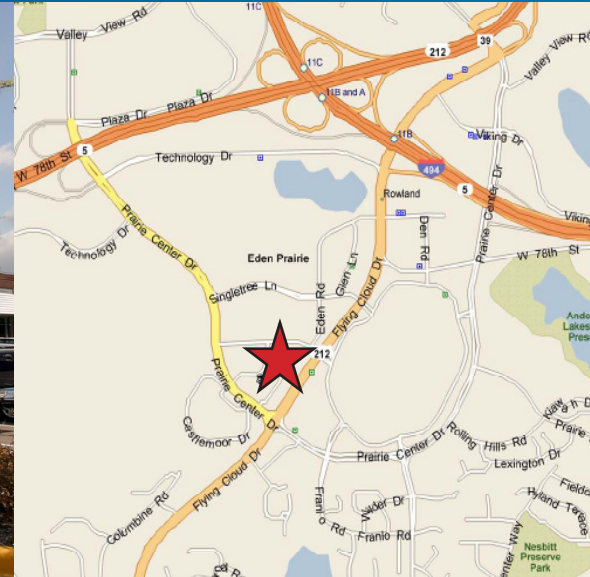


FOR LEASE > OFFICE SPACE

# Lariat Office Center

12200 MIDDLESET ROAD, EDEN PRAIRIE, MN 55344



## Building Amenities

- > 2,571 square feet available
- > Building signage opportunity
- > Ample parking
- > Great visibility
- > Convenient location

Offering easy access to Highway 212, Highway 5 and I-494. Conveniently located to Eden Prairie Center, other retail, numerous restaurants and service businesses.

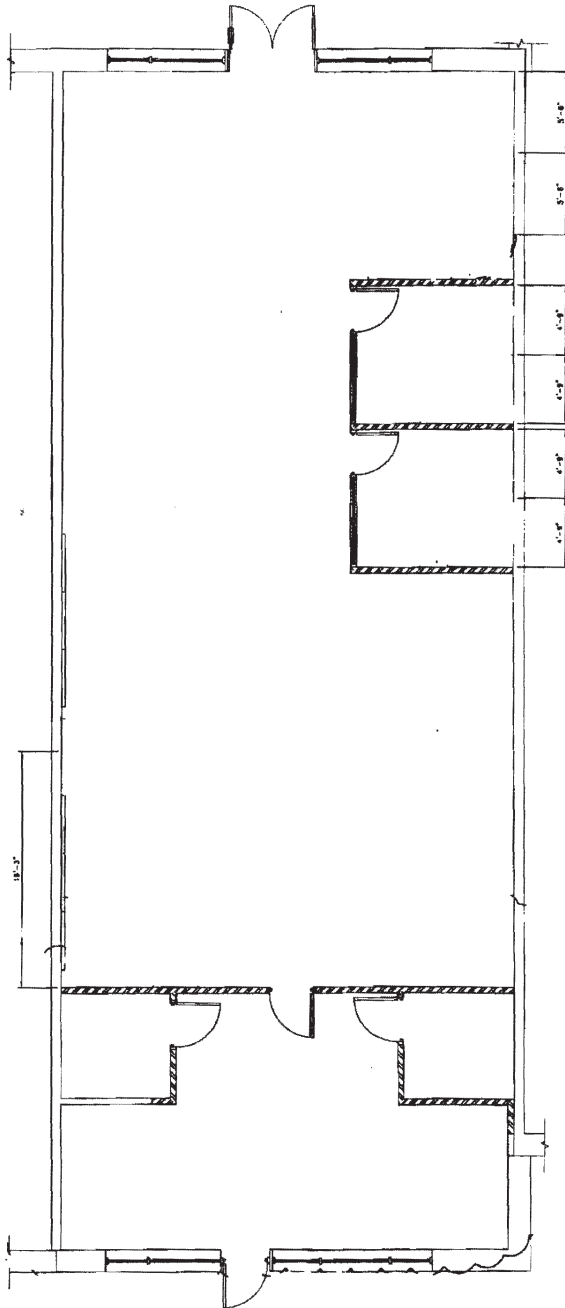
COLLIERS INTERNATIONAL  
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MICHAEL GELFMAN SIOR  
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# Lariat Office Center > Floor Plan

SUITE 200: 2,571 SF



## Contact Us

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# PROPERTY FACT SHEET

## Lariat Office Center



### PROPERTY ADDRESS:

12200 Middleset Road  
Eden Prairie, MN 55344

### BUILDING SQUARE FEET:

17,465 square feet total

### CURRENTLY AVAILABLE:

Suite 200: 2,571 square feet

### NET RENTAL RATES:

\$10.50 per square foot

### 2018 (EST.) CAM & REAL ESTATE TAX:

\$8.04 per square foot

### AMENITIES:

- Building signage possibility
- Great visibility
- Ample parking
- Convenient location
- Easy access to Highway 212, Highway 5 and I-494
- Numerous restaurants, retail and service businesses nearby



## For Leasing Information, Contact:

MICHEAL GELFMAN SIOR  
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